

CITY OF MUSKEGON
PLANNING COMMISSION
REGULAR MEETING
MINUTES

March 13, 2008

Chairman T. Michalski called the meeting to order at 4:04 p.m. and roll was taken.

MEMBERS PRESENT: B. Turnquist, L. Spataro, B. Mazade, S. Warmington, T. Michalski,
B. Smith, B. Larson

MEMBERS ABSENT: T. Harryman, excused; J. Aslakson, excused

STAFF PRESENT: L. Anguilm, D. Leafers

OTHERS PRESENT: R. Bultje, Scholten Fant;

APPROVAL OF MINUTES

A motion that the minutes of the regular meeting of February 14, 2008 be approved, was made by S. Warmington, supported by L. Spataro and unanimously approved.

B. Mazade arrived at 4:05 p.m.

B. Smith arrived at 4:06 p.m.

NEW BUSINESS/PUBLIC HEARINGS

Hearing; Case 2008-05: Request for a Special Land Use Permit, per section 1301 (#1) of Article XIII of the Zoning Ordinance to allow for a car dealership at 2410 and 2474 Henry Street, by Ronald A. Bultje and Todd Anthes, Scholten Fant. L. Anguilm presented the staff report. The property at 2410 Henry St. is the former Doo Drop Inn, and 2474 Henry St. is the present Betten Chevy dealership site. The two properties together encompass 9.03 acres. Even though there is presently a car dealership on one of these properties, there is no record of a special land use permit. Therefore, as the dealership is expanding not only onto another property, but also the size of their building, it is time to bring it into compliance. The property is zoned B-4, General Business, as are the properties to the south and west. Properties to the north are zoned I-1, Light Industrial, and to the east is Seaway Drive and Muskegon Heights. The request is to allow for a full service car dealership on the entire parcel. The site plan for the property was approved, with conditions, by the Planning Commission on October 11, 2007. All of the conditions have not yet been submitted on a revised site plan and approved, but they remain in effect. For the sake of this request, we will be using the enclosed site plan. However, there has been a minor change proposed to the main building footprint that staff is working on with the applicant to move toward final approval. The site and buildings meet the necessary requirements for a special land use permit in a B-4 zoning district, those being: a) ingress and egress to the outdoor sales area shall be at least sixty (60) feet from the intersection of any two (2) streets, and b) no major repair or major refinishing shall be done on the lot, such use of land being only permitted in the I-1 or I-2 Industrial Districts. There were no comments received regarding this request, and staff recommends approval with the listed conditions.

B. Larson asked if staff had made the applicant aware of the City's signage and lighting ordinance requirements. L. Anguilm stated that she had. R. Bultje stated that he had reviewed the staff report and agreed with the conditions.

A motion to close the public hearing was made by S. Warmington, supported by B. Larson and unanimously approved.

A motion that the request for a Special Land Use Permit, per section 1301 (#1) of Article XIII of the Zoning Ordinance, to allow for a full service car dealership in a B-4 zoning district at 2410 & 2474 Henry Street, be approved, based on compliance with the City's Master Land Use Plan and conditions set forth in Section 2332 of the City of Muskegon Zoning Ordinance with the condition that the amended final site plan be approved by staff, with all conditions required at the time of Planning Commission approval of the site plan, was made by S. Warmington, supported by B. Mazade, and unanimously approved.

NEW BUSINESS

Case 2008-06: Request for site plan review for a new medical office building at 1300 Mercy Drive, by Evert Timothy Vande Zande, The Architectural Group, Inc. L. Anguilm presented the staff report. This property is a 2.55 acre parcel that is presently vacant. It is located on the north side of Mercy Drive, near Mercy General Health Partners main campus and west of Muskegon Surgical Associates. The applicant wishes to construct a new 30,200 sq. ft. building with two floors. The main floor will be 15,600 sq. ft., and the lower level will be 14,600 sq. ft. It will be the new home for West Michigan Nephrology, currently located across the street at 1277 Mercy Drive. The property is zoned MC, Medical Care District, under which professional medical offices are a principal permitted use. The zoning of the properties to the east, south and west is also MC, and to the north is I-2, General Industrial. The proposed parking meets the requirements of the zoning ordinance. The Planning Department requires the following corrections to the site plan as a condition of approval: a) once the correct address and new parcel number are determined, please include on the site plan, b) arrows showing direction of existing overland flow of storm water runoff, c) show existing natural features, including vegetation specified to be removed or retained, d) all trees 12" or larger in diameter must be retained as much as practical. There are a large number of mature trees on this site and every effort shall be made to retain as many of them as possible. Only those mature trees necessary for construction of the building are to be removed. If a question arises regarding any specific trees, call the Zoning Administrator for permission to remove them, e) indicate that lighting will be "100 % cut-off" style, f) show specs (height, and materials) for dumpster, and g) sign will require a permit from the Planning Department. The Department of Public Works has the following comment regarding the site plan: Contact Kelly DeFrench (231-724-4184) at Muskegon DPW regarding water & sewer connections and fees. The Fire Department has the following conditions of approval: a) fire flow testing shall be conducted and information shall be forwarded to the Fire Marshal's office, b) Inspection required on underground fire line; contractor shall call to schedule, c) Post indicating control valve shall be installed for suppression system, and d) Hydrants and placements of fire hydrants shall comply with IFC Table B105.1 and appendix C 105.1. The Engineering Department asked that the site plan show where the surface water would be drained. Staff has received no public comments on the request and recommends approval, subject to the conditions listed in the staff report.

L. Anguilm stated that 1300 Mercy Drive was the approximate address, as the parcel had not had an address assigned yet. B. Mazade asked if that was a walkway shown on the site plan along Mercy

Drive. E. Vande Zande stated that it was. Mazade asked about the underground drainage system, and E. Vande Zande explained how it worked.

A motion that the site plan for a professional medical office building, located at 1300 Mercy Drive be approved, based on the conditions that 1) All requirements addressed in item #6 of the staff report shall be provided as needed on a revised site plan prior to issuance of a building permit, and 2) Any other conditions of the Fire Department listed in item #8 on the staff report also be met, was made by S. Warmington, supported by B. Smith and unanimously approved.

OLD BUSINESS

None.

OTHER

None.

There being no further business, the meeting was adjourned at 4:20 p.m.

dml